

## MEMORANDUM

**DATE:** October 28, 2015

**TO:** Denise Pirolo, PE, Senior Engineer  
Issaquah Development Services Department (DSD)

**FROM:** Michael J Read, P.E., Principal, TENW

**SUBJECT:** Kelkari Traffic Scoping Analysis  
Development Phases 2/3 of Entitled Project – Issaquah, WA  
TENW Project No. 3435

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This memorandum outlines the proposed traffic study scope for work for buildout of the remaining project phases of the entitlement Kelkari completed for the in Issaquah, WA. As we understand, the proposed amendment to the entitled project and binding site plan is to reduce the remaining buildout of residential units with Phase 2/3 from 126 to 76 units in townhouse buildings (based on current conceptual plan). Upon your review and acceptance of this information, TENW would complete the scope of work outlined below.

### Project Background

Kelkari is a residential community located in the Sunrise neighborhood of south Issaquah, WA. The Master Site Plan, Site Development Permit and Binding Site Plan for Kelkari was approved in 1998 (Resolution No. 98-15) with 189 dwelling units in 9 buildings, each with a maximum height of 50 feet. A detached clubhouse was also approved. Phase I, with 63 dwelling units and the clubhouse, was completed in 1999. A portion of the development area for Phase II has been cleared and graded and site improvements have been constructed (i.e., main access road and stormwater management system/vault for Phase I & II). A Binding Site Plan, which includes all phases of the development lots and parcels containing critical areas, was recorded in 1999. In late 1999, the on-site construction work was suspended due to market conditions.

Kelkari Phases II and III would be accessed to and from Sunrise Place SW at or near the same locations as shown on the recorded BSP (see attached conceptual site plan proposed by Intracorp as **Attachment A**).

### Original Conditions of Approval

The City of Issaquah of decision for the project includes 29 conditions (Resolution No. 98-15). Many of the conditions have already been completed, are understood to have been completed, are no longer applicable or will be completed with the modified proposal. The modified proposal, underlying environmental review documents (including traffic impacts) and all related permits will comply with all applicable conditions unless circumstances render it unfeasible or detrimental to the public interest to accomplish the subject conditions (e.g, Condition 4b regarding City streets: Phase II and III propose private access as Phase I was approved with private access).

## Traffic Study Scope of Work

As the now proposed buildout of Phases 2/3 of the Kelkari residential development would be reduced from approved 126 units in the BSP for the project down to 76 units in townhouse buildings, no formal traffic impact analysis is warranted nor required. As such, based on discussions with City staff during pre-application meetings, the traffic study scope of work would be limited to:

- Identification of the change in vehicle trip generation for SEPA addendum purposes to document why the Minor Modification would not result in any significant adverse traffic impacts from a reduction in up to 50 residential units within Phase 2/3 of Kelkari.
- Evaluation of multimodal operations at the proposed site access intersection for Phases 2/3 and along the proposed internal roadways.
- Evaluation of entering and stopping sight distance at key intersections (shown in **Attachment A**) and along proposed internal roadways to ensure adequate safety levels are designed and implemented.
- Review and evaluation of internal pedestrian crossing treatments internal to Phase 2/3 and between the Phase 2/3 site and the remaining Kelkari development and public roadway system.

## Next Steps

Upon your review of our traffic scoping analysis, please confirm these scoping assumptions and we can begin our analysis.

If you have any questions, please feel free to contact me at (206) 361-7333, ext. 101 or [mikeread@tenw.com](mailto:mikeread@tenw.com).


cc: David MacDuff, Intracorp  
Anna Nelson, Land Use Planner, Van Ness Feldman LLP

Attachments

# ATTACHMENT A


## Conceptual Site Plan with Key Intersections Noted





**INTRACORP**  
BUILDING THE FUTURE

**PRELIMINARY SITE PLAN**  
**KELKARI - ISSAQIAH WASHINGTON**  
Project # 19-0351



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